



**Offered for sale with no forward chain**

**Spacious period home set over three floors**

**Large open plan lounge diner**

**Sash windows throughout**

**Contemporary, modern kitchen with integrated appliances**

**Large master bedroom, with built-in storage and stylish ensuite**

**Stylish family bathroom, with four piece suite and rolltop bath**

**Convenient town centre location**

**Close to Curwen Hall park, offering lovely walks**

**Ideal family home with large patio style garden and garage to the rear**

This deceptively spacious traditional period home has been upgraded with modern day touches, including a stylish, modern bathroom, kitchen and the second floor master suite incorporates a contemporary ensuite shower room. This ideal family home has ample space with four good size bedrooms. And an open plan lounge diner, not to mention a good size enclosed rear patio and off-road parking in the form of a garage to the rear. Conveniently located with Workington town centre, just a stroll away, this is an ideal property for anyone who works or socialises within the town centre. Curwen Park is just over the road offering some lovely walks along the river. Throughout, the property is tastefully decorated and ready to move into. The accommodation is set over three floors and comprises entrance porch, generously proportioned, light and spacious open plan lounge diner, with lovely, modern fireplace with wooden surround lintels. The sandstone floor to the rear hall is a lovely touch and provides access into a contemporary, modern kitchen with integrated appliances. To the first floor there are two well proportioned and well presented bedrooms and a large, family bathroom which boasts a four piece suite including a rolltop bath. To the second floor is the fourth bedroom and the master suite, which incorporates a stylish, modern ensuite shower room and fitted storage. Externally, the property boasts a large, enclosed patio style garden, with gated access and access into the garage at the rear of the property. Viewing is essential to appreciate the convenient location and generous accommodation on offer.

## ACCOMMODATION

### Entrance vestibule

Entered through the original wooden door, the entrance vestibule has tiled flooring, decorative coving and a modern, wooden glazed internal door leads into the lounge diner.

### Lounge diner

Originally two rooms, this generous space is flooded with natural light from four sash windows. The beautiful, modern fireplace with wooden lintels and tiled hearth surround has a modern, electric log burner effect fire, with decorative wall lights either side. There are two radiators, decorative coving, TV connections and a built-in cabinet housing the gas meter. A modern internal wooden glazed door leads into the inner hallway.



### Inner hall

The inner hall has beautiful, sandstone flooring, a useful, under stairs storage cupboard and a radiator. A wooden glazed door leads out onto the rear of the property and there is access into the kitchen.

### Kitchen

The contemporary, modern fitted kitchen has a range of stylish, wall and base units with complementary work surfaces and matching up stands. The kitchen features an integrated fridge and freezer, a built-in electric oven with gas hob set into the worktop, a stainless steel splash back and an integrated extractor hood above. A composite sink and drainer unit with mixer tap is set below a sash window. The kitchen benefits from ceiling spotlights and modern, mosaic effect tile flooring.



### First floor landing

The spacious first floor landing has a sash window providing natural light and a radiator. Provides access into two bedrooms and the family bathroom.

### Bedroom two

This generously proportioned and well presented double bedroom has two sash windows to the front of the property, which provides plenty of natural light and a radiator.

### Bedroom three

A generously proportioned single bedroom, with tasteful modern décor, decorative coving, a radiator and a sash window overlooking the front of the property.



## Bathroom

The generously proportioned, contemporary modern bathroom boasts a four piece suite which incorporates a stylish vanity unit, with wood effect doors, with concealed cistern toilet and mounted sink with mixer tap. There is a freestanding rolltop bath with clawed feet and ornate mixer tap with handheld shower attachment and a large, walk in shower cubicle with mixer shower with both rainfall and jet showerhead attachments. The bathroom features a radiator, ceiling spotlights, extractor fan, part tiled walls, wood effect flooring, a chrome towel heating radiator and a sash window.

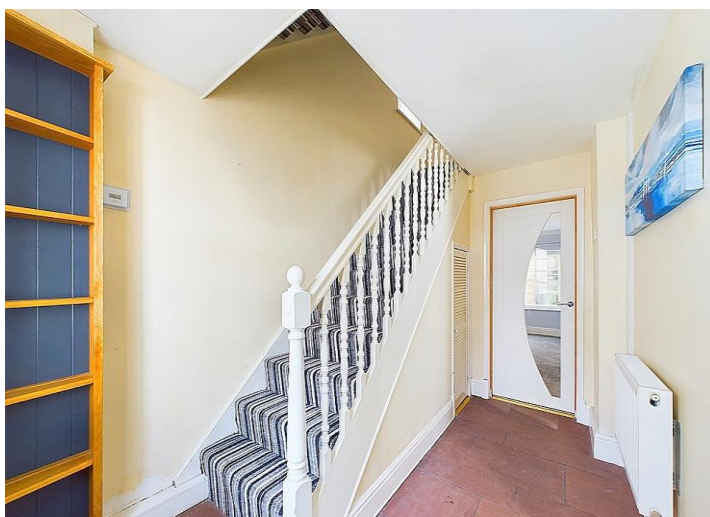


## Second floor landing

The second floor landing has a useful built-in storage cupboard and a skylight window. Provides access into two further bedrooms and the loft.

## Master bedroom

Located on the top floor, the spacious, light and airy master bedroom benefits from built-in storage and hanging rails to the rear, a skylight window, a radiator, exposed ceiling beams and tasteful modern décor. Provides access into the master ensuite.



## Master ensuite

The stylish modern ensuite shower room has a large, contemporary vanity unit, with concealed cistern toilet, a sink with mixer tap and built-in cabinets with contrasting work surface. There is a shower cubicle, with mixer shower, a modern column style radiator, panelling to the ceiling and a skylight window. The ensuite features exposed ceiling beams, part tiled walls and wood effect flooring.

## Bedroom four

A good size fourth bedroom with neutral décor, a skylight window, a radiator and exposed ceiling beams.



## Externally

To the rear of the property, is a generously sized, well maintained patio style rear yard, with gated access and a door leading into the garage at the rear. There is also a useful, outside utility space with plumbing for a washing machine.

## TENURE

We have been informed by the vendor that the property is freehold.

## COUNCIL TAX BAND B

## EPC D

## LOW FEES, LOCAL EXPERTISE

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## NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





